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FOR: **Town of Rolesville Planning
PO Box 250
Rolesville, NC 27571**

DATE: **January 11, 2022**

RE: **Elizabeth Springs – Map Amendment Statement
BCSC Project # 170348
Rolesville SP-01, Rolesville SUP 17-02, WSBA 21.08.04_Little River / Smith Creek**

To Whom it May Concern:

Please see the responses below in regard to the 3.9.2 - Application

Except for amendments initiated by the Town Board, Planning Board, or Board of Adjustment, no proposed amendment shall be considered by the Town Board nor a public hearing held until the applicant has submitted an application containing the following information, and paid a fee in accordance with the Town's Fee Schedule:

- A statement of the present zoning regulations or district boundary;

The existing zoning is R40W, a Residential Watershed District. It is established with the purpose to provide water quality protection in the drainage basin of water supply watersheds. A watershed boundary adjustment was submitted and approved on 08.04.21.

- A statement of the reasonableness of the proposed rezoning which addresses consistency with the Comprehensive Plan and other Town adopted plans, the compatibility of the proposed rezoning with the property and surrounding area, the benefits and detriments on the proposed rezoning for the land owner, the immediate neighbors and the surrounding community;

The proposed zoning is R&PUD, a Residential and Planned Unit Development District. It is established to provide locations for development projects on land under unified control, planned as a whole and developed in a single development operation or in a programmed series of units or stages of development, with appropriate design and site planning controls. The intention is to match the adjoining lots and match the original special use permit that was approved.

- The name and signature of the applicant;

Corey Schmidt, Experience One

- The tax parcel number of the lot in question;

1860039129, 1860133781, 1860135542, 1860142095, 1860133761, 1860132857, 1860134506, 1860135888, 1860143255, 1860134741, 1860133545, 1860134711, 1860133576.

- The current zoning and use of the subject lot, and

The current zoning is R40W and R&PUD. The intention is to match the adjoining lots and match the original special use permit that was approved.

- Any additional information requested by the Zoning Administrator, Planning Board, or Town Board.

These parcels were recently plat recorded on BM2021, Page 0021. The resulting area being rezoned is 4.95 Acres.

The Memorandum dated 01.09.2019 from Travis Fluitt, PE at Kimley Horn notes an analysis of the phasing improvements for the Elizabeth Heights (Springs / Averette Farms) development. It was determined that the site traffic does not meet the threshold to require a TIA. This document has been included with this statement letter.

If the proposed change involves rezoning to a Special Use District, the applicant shall simultaneously submit an application for a Special Use Permit. The applicant shall, as part of the Special Use Permit application, present a site plan in accordance with the requirement of section 3.1 of this ordinance of the proposed use for the district, and/or if the request involves other conditions, a detailed description of the proposed conditions. The Planning Director, Planning Board, and Town Board may require additional information and plan details necessary to determine whether the property will be developed consistent with the purposes of this ordinance as part of the Special Use Permit application, including any information required in Article 8 of this ordinance, if the use would be a special use in the corresponding district.

Approved SU Permit: Rolesville SUP 17-02

If the proposed change involves zoning to a Conditional District, the applicant shall follow the requirements outlined in Section 5.4 of this ordinance.

N/A

The Planning Director shall prepare a Zoning Report and forward both the original zoning application and the Zoning Report to the Planning Board. The Planning Board shall review the application and Zoning Report at a regularly scheduled Planning Board meeting.

After hearing presentations, the Planning Board must review the amendment application, staff report, and additional information and comments submitted or presented to the Planning Board and must recommend to the Board of Commissioners approval or denial of the application in writing. In deciding whether to recommend approval or denial of the application, the Planning Board shall consider whether the proposed amendment is consistent with the Comprehensive Plan and other town adopted plans and otherwise advances the public health, safety, and general welfare.

Kind Regards,

S. Shayne Leathers, PE
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